


**County of Loudoun**  
**Department of Planning**  
**MEMORANDUM**

**DATE:** September 5, 2007

**TO:** The Loudoun County Planning Commission

**FROM:**  Joe Gorney, AICP, Project Manager

**SUBJECT: Information for September 10, 2007 Worksession:  
CPAM 2005-0004, Eminent Domain and Protection of Existing  
Communities**

In preparation for the upcoming Worksession, attached is the proposed amendment that includes changes made at the July 23<sup>rd</sup> Worksession. Attachment 1 includes the proposed policies with changes in colored text. Attachment 2 includes the proposed policies with changes incorporated.

It is anticipated that at the September 10<sup>th</sup> Worksession the Commission will certify the amendment and send it to the Board of Supervisors for action.

**DRAFT MOTIONS**

1. I move that the Planning Commission certify CPAM 2005-0004, Eminent Domain and Protection of Existing Communities, as found in Attachment 1, and forward to the Board of Supervisors with a recommendation of approval.

Or

2. I move an alternate motion.

**ATTACHMENTS**

Attachment 1: CPAM 2005-0004, Eminent Domain and Protection of Existing Communities – Revised policies with changes in color

Attachment 2: CPAM 2005-0004, Eminent Domain and Protection of Existing Communities – Revised policies with changes incorporated

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**PROPOSED POLICY LANGUAGE FOR CPAM 2005-0004:**  
**Eminent Domain and Protection of Existing Communities**  
Changes to Chapters 2, 4, 6, 11, & Glossary of the Revised General Plan  
Policies revised through July 23, 2007

Key:

- **Blue text:** Board of Supervisors proposed policies
- **Red text:** Planning Commission recommendations

(Strike-through is text to be deleted; double underlined is text to be added)

**Amend 'General Plan Strategy' text pertaining to the Suburban Policy Area (Revised General Plan, Chapter 2, p. 2-6):**

Over the next twenty years, it is anticipated that the Suburban Policy Area will continue to build out in a suburban pattern as a low-density fringe to the Washington, D.C. Metropolitan Region. The area will be characterized by a pattern of residential neighborhoods, town centers, and ~~regional business centers~~ mixed-use business centers linked by a substantial network of roads, linear parks, and open spaces. As existing neighborhoods mature, ~~redevelopment and~~ revitalization plans will be developed to ~~ensure the continuing vitality of these areas.~~ protect and preserve these established communities. ensure the continuing vitality of these established communities.

As express bus (expected in 2004) and eventually bus rapid transit (expected in 2010) and rail become available, higher-density land uses along major thoroughfares will become appropriate. Transit nodes and urban centers including a mix of uses and transportation modes will develop. Very compact in form, they will be designed for full pedestrian access and served by mass transit. The first nodes will appear along the Dulles Greenway corridor, where right-of-way exists for a rail transit corridor, and in in-fill areas within existing developments. ~~"Downtowns" in each of the four communities will be considered as part of the redevelopment strategy to be detailed in the Community Plan process.~~

**Add new Policy 16 under 'Economic Development Policies' (Revised General Plan, Chapter 4, p. 4-10):**

- 16. Loudoun County will not exercise the power of eminent domain for economic development purposes. exercise the power of eminent domain only as described by State Code.**

Amend 'Land Use Pattern and Design' text (Revised General Plan, Chapter 6, p. 6-2):

The County's vision for the Suburban Policy Area is that the four large communities increase in quality and become more distinct places. Policies below address ways to improve livability through (1) protecting and **recapturing enhancing** elements of the Green Infrastructure, including open space; (2) ensuring compatible and complementary infill development; and (3) revitalizing ~~and redeveloping the aging areas in the Suburban Policy Area.~~ existing neighborhoods in a way that protects and **preserves enhances** our existing communities.

Amend Policy 13 under 'Land Use Pattern and Design Policies' (Revised General Plan, Chapter 6, p. 6-7):

13. There will be ~~four (4) Town Centers~~, one (1) Transit-Oriented Development (TOD), one (1) Transit-Related Employment Center (TREC), and one (1) Urban Center in the Suburban Policy Area. Town Centers **will may** be considered for development west of Route 28 in the Suburban Policy Area.

Amend 'A. Four Distinct Communities' text, bullet 2 (Revised General Plan, Chapter 6, p. 6-8):

- **All communities will should seek to provide a full range of housing types, and provide for a diverse, stimulating social, cultural, recreational, and spiritual environment.** ~~Each eCommunity west of Route 28 will may~~ have a recognized Town Center. ~~All communities will should seek to provide a full range of housing types, and provide for a diverse, stimulating social, cultural, recreational, and spiritual environment.~~

Delete 'E. Transportation' text, (Revised General Plan, Chapter 6, p. 6-12):

With the advent of transit, it is important that the County plan land uses accordingly. ~~The County will identify future transit areas as Town Centers in each of the four communities during the Community Plan process. These areas may be targeted for redevelopment to facilitate transit, such as bus.~~ In addition, mixed-use communities **that should** provide pedestrian-scale environments **that** promote walking and bicycling, which reduces automobile trips.

**Delete 'F. Infill, Revitalization, and Redevelopment' text (Revised General Plan, Chapter 6, p. 6-15):**

~~Although much of the Suburban Policy area has been developed, this area will continue to evolve. The County envisions redevelopment to concentrate density into four Town Centers within the four distinct communities. This type of redevelopment might be considered "vertical" development. As the second wave of development occurs, the County will encourage new growth into the compact Town Centers of the four communities. These downtown areas will be identified in the Community Plan process.~~

**Amend Policy 2 under 'Infill, Redevelopment, and Revitalization Development Policies' (Revised General Plan, Chapter 6, p. 6-15):**

2. Redevelopment of existing uses will be based on the availability of adequate public facilities, transportation facilities, and infrastructure. The County desires the assemblage of small, adjacent under-utilized sites to achieve a consistent and compatible development pattern. Established residential communities will be protected and **preserved enhanced** through revitalization plans.

**Amend Policy 7 under 'Infill, Redevelopment, and Revitalization Development Policies' (Revised General Plan, Chapter 6, p. 6-15):**

7. Higher density development as defined in the Revised General Plan will occur as redevelopment in the Suburban Policy Area in the Transit-Oriented Development, Urban Center, and in the Town Centers, or "community cores," of the ~~four~~ communities west of Route 28. These areas will have the highest densities in the Suburban Policy Area. ~~The~~ Town Centers ~~will~~ should be identified ~~during the~~ through a Ccommunity Pplanning process.

**Amend Policy 12 under 'Infill, Redevelopment, and Revitalization Development Policies' (Revised General Plan, Chapter 6, p. 6-16):**

12. The County will provide incentives and resources for the ~~redevelopment and revitalization of developed areas established neighborhoods within the four communities~~ to ~~retrofit neighborhoods to be pedestrian/bicycle oriented; to institute traffic calming, street lighting, and sidewalks; preserve the quality of life in these areas; through the provision of to include such measures community amenities, such as, but not limited to, pedestrian/bicycle facilities, traffic calming, street lighting, sidewalks, and improving the quality of and to convert inefficient retail and commercial development establishments.~~

Add new Policy 14 under 'Infill, Redevelopment, and Revitalization Development Policies' (Revised General Plan, Chapter 6, p. 6-16):

14. Loudoun County will ~~not exercise the power of eminent domain for economic development purposes.~~ exercise the power of eminent domain only as described by State Code.

Amend '3. Town Centers' text (Revised General Plan, Chapter 6, p. 6-19):

The Plan ~~envisions~~ anticipates that ~~each of the four larger~~ communities west of Route 28 ~~will each may~~ have one or more Town Centers. ~~Town Centers that~~ serve as the "downtown" or community core of the ~~four suburban~~ communities. Town Centers must be compact and designed to accommodate pedestrian and vehicular traffic with a full complement of services and amenities.

Amend Policy 1 under 'Town Center Policies' (Revised General Plan, Chapter 6, p. 6-19):

1. A Town Center functions as the "downtown" of ~~each~~ the local community with a mix of residential and business uses in a compact setting. ~~Each of the four communities west of Route 28 will may have a Town Centers, the location of which will be determined in the Community Plan process. The locations of Town Centers should be determined through the a Community Pplanning process or established during the consideration of a land development proposal that includes a community outreach and input process.~~

Amend 'B. Suburban Community Design Guidelines' text (Revised General Plan, Chapter 11, p. 11-5):

This Plan strongly endorses the development of ~~four~~ distinctive communities. ~~For the communities west of Route 28, that tThis will may include a mixed-use town centers and other mixed-use developments~~ surrounded by residential neighborhoods and areas of natural open space to promote a sense of community, foster a pedestrian-friendly environment, and lessen reliance on the automobile, ~~and respect Loudoun's historie growth pattern of small towns surrounded by farms and open space.~~

**Amend '3. Town Centers' text (Revised General Plan, Chapter 11, p. 11-10):**

**a. Function**

~~Four Town Centers will serve as the downtown of each of the four Suburban Policy Area communities. west of Route 28.~~ A Town Center should have a lively, robust ~~extrovert~~ character ~~suitable for~~ integrating employment, commercial, residential and public ~~activities uses~~.

**Amend the definition of Town Center (Revised General Plan, Glossary, p. G-11):**

*Town Center:* A mixed-use, concentrated community core, which integrates employment, commercial, residential, and public uses. ~~will serve as a downtown for each of the four sSuburban communities west of Route 28.~~ A town center will emphasize pedestrian movement over vehicular movement to create a pedestrian-friendly environment and will offer ~~,with~~ a full complement of services and amenities.

**Definitions to be added to Glossary (Revised General Plan, Glossary, p. G-11):**

**Redevelopment:** A change in land use which would involve the removal and replacement, rehabilitation, or adaptive reuse of an existing structure or structures, or of land from which previous improvements have been removed. Redevelopment should be compatible with adjacent properties and occur with input and involvement from the community.

**Revitalization:** Re-establishing the economic and social vitality of an existing neighborhood or area through legislation, tax incentives, and other programs that maintain and enhance the existing development pattern and preserve the original building stock and historic character.

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As express bus (expected in 2004) and eventually bus rapid transit (expected in 2010) and rail become available, higher-density land uses along major thoroughfares will become appropriate. Transit nodes and urban centers including a mix of uses and transportation modes will develop. Very compact in form, they will be designed for full pedestrian access and served by mass transit. The first nodes will appear along the Dulles Greenway corridor, where right-of-way exists for a rail transit corridor, and in in-fill areas within existing developments.

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